

CHOICE AUTO PARTS & SALVAGE, INC., )  
GRANTOR )

TO

WARRANTY DEED

GARLAND PATTERSON, ET UX,  
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars, (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, CHOICE AUTO PARTS & SALVAGE, INC., a Mississippi Corporation, does hereby sell, convey and warrant unto GARLAND PATTERSON and wife, MAXINE PATTERSON, as tenants by the Entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in Desoto County, Mississippi, described as follows, to-wit:

19.528 acres situated in the south half of Section 21, Township 2 South, Range 5 West, Desoto County, Mississippi, being more particularly described as BEGINNING at a point in the northeast right of way line of the Frisco Railroad, a distance of 738.76 feet southeastwardly as measured along the northeast line of the said right of way line of the Frisco Railroad from its intersection with the north line of the south half of Section 21; thence South 42° 00' 50" East along the northeast line of the right of way of the Frisco Railroad, a distance of 2117.47 feet to a point in the center line of a public road; thence North 22° 48' 48" West along the center line of said public road, a distance of 417.19 feet to a point; thence West leaving the center line of said public road, a distance of 2302.31 feet to the point of beginning, containing 19.528 acres.

Further consideration of this transfer is the assumption by the grantees of that certain outstanding unpaid indebtedness to Ronald Lee Zumstein, as is evidenced by Deed of Trust of record in Trust Deed Book 256, Page 477 and grantees take subject to, assume and agree to pay said outstanding indebtedness.

Taxes for the year 1984 are to be prorated on an estimated basis, and when said taxes are actually determined, if the proration as estimated is incorrect, then the parties agree to adjust the same between themselves.

The warranty in this deed is subject to subdivision and zoning regulations in effect in Desoto County, Mississippi, and to rights of way and easements for public roads and public utilities, and further subject to Trunk Line Gas Co. shown of record in Book 41, Page 149, in the Chancery Clerk's Office, Desoto County, Mississippi.

WITNESS MY SIGNATURE this the 23<sup>rd</sup> day of May, 1984.

CHOICE AUTO PARTS & SALVAGE, INC.

*Terry L. Jennings* President  
by: TERRY L. JENNINGS, PRESIDENT

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STATE OF MISSISSIPPI

COUNTY OF DESOTO

This day personally appeared before me the undersigned authority in and for said County and State, the within named TERRY L. JENNIINGS, President of CHOICE AUTO PARTS, INC., who acknowledged that for and on its behalf, he signed and delivered the above and foregoing warranty deed as his free and voluntary act and deed, being first duly authorized to do so.

GIVEN UNDER MY HAND and official seal this the 23<sup>rd</sup> day of May, 1984.



J. D. Shumake, Jr.  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

11/3/87

GRANTOR'S ADDRESS: 8438 Hwy. 51 South  
Southaven, MS

GRANTEES' ADDRESS: Route 2, Box 139-0  
Lexington, MS 3909

Filed @ 11:30 AM, May 29, 1984

Recorded in Book 171 Page 523

M. G. Ferguson, Clerk